

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 27TH day of SEPTEMBER, 1972, by and between MINE LA MOTTE CORPORATION, a corporation organized under the laws of the State of Missouri, party of the first part, and

MINE LA MOTTE RECREATION ASSOCIATION, Inc. (mailing address 107 W. Liberty Street, Farmington, Missouri, 63640),

party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of Two Hundred Seventy-Five Thousand and No/100 Dollars (\$275,000.00), to it paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party of the second part, its successors and assigns, the following described real estate, situate in the County of Madison, State of Missouri, to-wit:

Parcel No. 1:

East Half of Lots 1 and 2 of the Northwest Quarter, Section 5, Township 31 North, Range 5 East, containing 90.02 acres, more or less.

Parcel No. 2:

South Half of Lot 1 of the Southwest Quarter, Lot 2 of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, Section 7, Township 31 North, Range 5 East, containing 185.32 acres, more or less.

Also Lot 2 of the Northwest Quarter, and the North Half of Lot 2 of the Southwest Quarter, Section 18, Township 31 North, Range 5 East, containing 156.04 acres, more or less.

Parcel No. 3:

Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, Section 20, Township 31 North, Range 5 East, containing 80.00 acres, more or less.

Also the North Half of the Northwest Quarter, Section 29, Township 31 North, Range 5 East, containing 80.00 acres, more or less.

And also the East Half of the Northeast Quarter, Section 30, Township 31 North, Range 5 East, containing 80.00 acres, more or less.

Parcel No. 4:

East Fractional Half of the Southeast Fractional Quarter, Section 26, Township 34 North, Range 7 East, containing 67.32 acres, more or less.

Also the West Half of the Southeast Fractional Quarter, and the Southwest Fractional Quarter, Section 26, Township 34 North, Range 7 East, containing 36.30 acres, more or less.

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Also the West Half of the Northeast Quarter of the Northeast Quarter, Section 35, Township 34 North, Range 7 East, containing 20.00 acres, more or less.

Also, the West Half of the Northeast Quarter, Section 35, Township 34 North, Range 7 East, containing 80.00 acres, more or less.

And also the West Fractional Half, and the Southeast Quarter, Section 35, Township 34 North, Range 7 East, containing 424.68 acres, more or less.

Parcel No. 5:

A tract of land in U. S. Survey No. 2963, Township 34 North, Range 7 East, more particularly described as follows: Starting at an iron pin located in the eastern right-of-way line of old U. S. Highway No. 67, at a point 4404.0 feet North of and 1449.9 feet East of the northernmost corner of U. S. Survey No. 3086, said iron pin also marks the northwest corner of a 7.58 acre tract of land which was conveyed by Mine La Motte Corporation to Clifford W. Priest and Velma E. Priest, his wife, by Special Warranty Deed dated April 22, 1965; thence S. 9° 54' W., along the western boundary line of said 7.58 acre tract, being also along the eastern right-of-way line of said old U. S. Highway No. 67, 514.3 feet to the southwest corner of said 7.58 acre tract and also the point of beginning of the tract hereby conveyed; thence continuing S. 9° 54' W., along said eastern right-of-way line of old U. S. Highway No. 67, 330 feet to an iron rod at the most northerly corner of a 271.8 acre tract which was conveyed by Mine La Motte Corporation to Ted Sylvester Matthews and Alta V. Matthews, his wife, by General Warranty Deed dated November 13, 1963; thence following the northern boundary line of said 271.8 acre tract along bearings and distances described in said deed as follows: S. 85° 14' E. 726.8 feet to an iron rod, S. 63° 14' E. 1264.0 feet to an iron rod, N. 80° 16' E. 412.8 feet to an iron rod, S. 68° 56' E. 373.6 feet to an iron rod at a common corner between said 271.8 acre tract, a 75.0 acre tract of land which was conveyed by Mine La Motte Corporation to William Skaggs by General Warranty Deed dated January 31, 1963, and a 163.33 acre tract of land which was conveyed by Mine La Motte Corporation to Clifford W. Priest and Velma E. Priest, his wife, by General Warranty Deed dated August 13, 1964; thence following the western boundary line of said 163.33 acre tract along bearings and distances described in said deed as follows: N. 0° 29' E. 578.0 feet to a point, N. 13° 43' W. 683.9 feet to an iron pin, thence along the course of the southern boundary line of the Priest tract as described in said deed N. 84° 18' W. for a distance of 1452.6 feet to the northeastern corner of the above mentioned 7.58 acre tract conveyed by Mine La Motte Corporation to Priest; thence following the eastern and southern boundary lines of said 7.58 acre tract along bearings and distances described in said deed as follows: S. 9° 54' W. 270.0 feet and S. 80° 37' W. 873.2 feet to point of beginning and containing 41.82 acres, more or less.

Parcel No. 6:

A tract of land in U. S. Survey No. 2963, Township 34 North, Range 7 East, more particularly described as follows: Beginning at an iron pin in a rock pile located on the southeastern boundary line of said U. S. Survey No. 2963 at a point which bears S. 47° 06' W. a distance of 3518.0 feet from a granite monument marking the most eastern corner of said U. S. Survey No. 2963, said iron pin in said rock pile also marks one of the corners on the southeast side of a 3853.025 acre tract of land which was conveyed by Mine La Motte Corporation to Robert E. Green, et al., by Warranty Deed dated June 8, 1964; thence along the southern boundary line of said 3853.025 acre tract along courses and distances described in said deed as follows (said courses herein set forth being reverse of

those set forth in said deed because of direction): West 8992.5 feet to a drill steel in a rock pile on the northeastern right-of-way line of a County road, known as the Mines Road (said drill steel being located in the creek bed 10.0 feet up stream from and at right angles to the center of the northeast side of a concrete bridge, said drill steel also being located S. 65° 57' W. a distance of 213.5 feet from Concrete Monument "B"), thence N. 56° 26' W. 228.5 feet to an iron pipe in a rock pile on the northeastern right-of-way line of said Mines Road, thence S. 83° 53' W. 601.6 feet to a point on the centerline of said Mines Road, thence along the centerline of said Mines Road as follows: S. 87° 02' W. 927.4 feet, N. 84° 59' W. 349.3 feet, N. 80° 30' W. 1186.1 feet, N. 69° 43' W. 470.6 feet, S. 82° 54' W. 488.3 feet; and thence (departing from description in said deed) continuing along said centerline of said road in a westwardly direction for a distance of approximately 650 feet to point of intersection of said centerline of said Mines Road with the western line of a County road which runs in a north-south direction from the Mines Road to the Mine La Motte Freewill Baptist Church; thence along the western line of said last above mentioned County road S. 16° 40' W. 30.45 feet to a point, being the northeast corner of the hereinafter mentioned Priest tract; thence southwestwardly along the eastern boundary line of a 163.33 acre tract of land described in a General Warranty Deed dated August 13, 1964, from Mine La Motte Corporation to Clifford W. Priest and Velma E. Priest, his wife, said boundary line being described in said deed as along said western right-of-way line of said last mentioned County road, 15 feet perpendicular distance from and parallel to the centerline of said last mentioned County road (said centerline being described in said deed as follows: S. 16° 40' W. 305.35 feet, S. 33° 35' W. 218.9 feet, S. 51° 48' W. 375.0 feet, and S. 87° 38' W. 290.11 feet to a point); thence continuing southwestwardly, along said western right-of-way line of said last mentioned County road to an iron pin marking the most northerly corner of a 75.00 acre tract which was conveyed by Mine La Motte Corporation to William Skaggs by Warranty Deed dated January 31, 1963, (the course and distance from said last mentioned point to said Skaggs corner being S. 79° 20' W. 242.2 feet; thence along the boundary line as described in said Skaggs deed, being the western boundary line of the last mentioned County road, along courses and distances described as follows: S. 19° 06' W. 554.47 feet to an iron pin, S. 1° 21' W. 239.20 feet to an iron pin, S. 23° 57' E. 434.21 feet to an iron pin and S. 4° 29' W. 1461.32 feet to an iron pin, said iron pin being the common corner of said 75.0 acre tract with the most northerly corner of a 1.93 acre tract which was conveyed by Mine La Motte Corporation to William Skaggs and Glenwood Rogers, Trustees of Mine La Motte Freewill Baptist Church, by Corporation Warranty Deed dated November 13, 1963; thence following the eastern boundary line of said 1.93 acre tract on a bearing and distance described in said deed as being S. 5° 50' W. 212.4 feet to an iron rod at the northeast corner of a 271.8 acre tract; said 271.8 acre tract was conveyed by Mine La Motte Corporation to Ted Sylvester Matthews and Alta V. Matthews, his wife, by General Warranty Deed dated November 13, 1963; thence following the eastern boundary line of said 271.8 acre tract along bearings and distances described in said deed as follows: S. 5° 15' E. 115.5 feet to an iron rod, S. 0° 18' E. 210.0 feet to an iron rod, and S. 3° 22' W. 513.2 feet to an iron rod; thence S. 76° 24' W. 31.6 feet to an iron rod on the southern boundary line of said 271.8 acre tract, said rod also marking the northeast corner of a 260.6 acre tract which was conveyed by Mine La Motte Corporation to William H. Thompson and Elizabeth Thompson, his wife, by General Warranty Deed dated December 31, 1963; thence along the eastern boundary line of said 260.6 acre tract along courses and distances described in said deed as follows (said courses herein set forth being reverse of those set forth in said deed because of direction): S. 5° 40' E. 724.8 feet to a pile of rocks, S. 10° 14' E. 400.9 feet to an iron rod, S. 40° 19' E. 184.4 feet to an iron rod and S. 55° 45' E.

464.9 feet to a concrete filled pipe at the most northern corner of a 290.2 acre tract of land which was conveyed by Mine La Motte Corporation to John A. Albaugh and Florence A. Albaugh, his wife, by Special Warranty Deed dated October 6, 1950; thence following the northern and eastern boundary lines of said 290.2 acre tract along courses and distances described in said deed as follows: S. 38° 37' E., a distance of 288.0 feet, to a corner marked by a pipe filled with concrete, thence S. 19° 21' E., a distance of 339.0 feet, to a corner marked by a pipe filled with concrete, thence S. 43° 05' E., a distance of 316.0 feet, to a corner marked by a pipe filled with concrete, thence S. 48° 35' E., a distance of 545.0 feet, to a corner marked by a pipe filled with concrete, thence N. 52° 47' E., a distance of 399.0 feet, to a corner marked by a pipe filled with concrete, thence N. 39° 45' E., a distance of 877.0 feet, to a corner marked by a pipe filled with concrete, thence N. 72° 45' E., a distance of 301.0 feet, to a corner marked by a pipe filled with concrete, thence S. 50° 15' E., a distance of 175.0 feet, to a corner marked by a pipe filled with concrete, thence N. 87° 22' E., a distance of 405.0 feet, to a corner marked by a pipe filled with concrete, thence S. 89° 28' E., a distance of 728.0 feet, to a corner marked by a pipe filled with concrete, thence S. 89° 51' E., a distance of 1826.0 feet, to a corner marked by a pipe filled with concrete, said corner being just west of a County road now in use, thence S. 2° 01' W., a distance of 454.0 feet, thence S. 4° 11' W., a distance of 240.0 feet, thence S. 6° 32' E., a distance of 112.0 feet, thence S. 6° 06' W., a distance of 197.0 feet, thence S. 13° 35' W., a distance of 187.0 feet, thence S. 17° 52' W., a distance of 210.0 feet, thence S. 22° 59' W., a distance of 99 feet, thence S. 29° 09' W., a distance of 86.0 feet, thence S. 34° 33' W., a distance of 71.0 feet, thence S. 38° 36' W., a distance of 90.0 feet, thence S. 53° 23' W., a distance of 634.0 feet, thence S. 38° 02' W., a distance of 238.0 feet, thence S. 31° 58' W., a distance of 572 feet, thence S. 17° 41' W., a distance of 476.0 feet, thence S. 24° 35' W., a distance of 982.0 feet, all those courses between the last corner described as being marked by a pipe filled with concrete and the last mentioned point are along the west boundary of a County road; thence southeasterly, following the northeastern boundary line of a 167.5 acre tract of land which was conveyed by Sweetwater Mining Company to J. J. Yount, by deed dated November 17, 1933, recorded in Book 57, at Page 149, in the Recorder's Office of Madison County, Missouri, approximately 291.0 feet to the most easterly corner of said Yount tract, said corner being on the southeast line of U. S. Survey 2963 at a point 3238.0 feet northwesterly from the most easterly corner of the three south corners of said Survey (marked by a granite monument); thence in a northeastwardly direction, with the meanderings of Village Creek, along courses and distances described in a deed from Sweetwater Mining Company to Mine La Motte Corporation dated June 25, 1928, as follows (said courses herein set forth being reverse of those set forth in said deed because of direction): N. 17° 02' E. 87.88 feet, N. 25° 46' E. 484.49 feet, N. 18° 31' E. 273.45 feet, N. 20° 31' E. 355.95 feet, N. 18° 08' E. 376.93 feet, N. 20° 58' E. 348.50 feet, N. 40° 45' E. 241.69 feet, N. 42° 03' E. 264.35 feet, N. 40° 02' E. 464.20 feet, and N. 36° 17' E. 473.95 feet; thence following the boundary line of Mine La Motte Domain continuing on courses and distances described in said deed from Sweetwater Mining Company to Mine La Motte Corporation (said courses herein set forth being reverse of those set forth in said deed because of direction): N. 32° 25' E. 1001.24 feet to an iron monument marked 13-2963, which is the northeast corner of Survey No. 3323, S. 7° 35' E. 595.0 feet to a granite monument which monument is at the intersection of Survey No. 3323 and Survey No. 2963 and approximately on a Township line between Township 33 North, Range 7 East, and approximately on the south Section line of Section 34, Township 34 North, Range 7 East, said monument being on the southeast boundary line of Mine La Motte Domain, thence continuing N. 46° 30' E., along said boundary line 4400.0 feet to a concrete monument; thence departing

from courses and distances described in said deed from Sweetwater Mining Company to Mine La Motte Corporation but continuing along said southeastern boundary line of said Mine La Motte Domain (U. S. Survey No. 2963) N. 46° 30' E. for a distance of 6774.9 feet to point of beginning and containing 1700.0 acres, more or less.

Excepting from the above tract (Parcel No. 6) that portion of the above tract lying north of the centerline of the Mines Road and west of the point described as S. 65° 57' W. 213.5 feet from Monument "B", that portion lying west of the centerline of the road which runs in a north-south direction from Mines Road to Mine La Motte Freewill Baptist Church, and that portion lying west of the centerline of the Village Creek Road from the most southerly corner of the 290.2 acre Albaugh tract to the northeast corner thereof.

Parcel No. 7:

A tract of land in U. S. Surveys No. 2963 and No. 980, Township 34 North, Range 7 East, more particularly described as follows: Beginning at an iron pin marking the southwest corner of a 31.5 acre tract conveyed by Grantor to William H. Thompson and wife, by General Warranty Deed dated December 31, 1963, recorded in Book 110, at Page 185, in the Recorder's Office of Madison County, Missouri, said iron pin being located N. 65° 30' W. a distance of 790.0 feet from a concrete monument marking the most northerly corner of U. S. Survey No. 3086 and being in the northeastern line of a tract of land conveyed by Sweetwater Mining Company to Joseph Berryman et al., recorded in Book 59, at Page 119, in the Recorder's Office of Madison County, Missouri; thence along the western and northern boundary lines of said 31.5 acre Thompson tract along courses and distances described in said deed as follows: N. 21° 35' E. 865.5 feet to an iron rod, S. 84° 55' E. 431 feet to an iron rod, S. 66° 9' E. 857.2 feet to an iron rod in the western right-of-way line of U. S. Highway No. 67 (formerly U. S. Highway 61 and 67, now State Highway OO); thence departing said Thompson tract in a northerly direction along said western boundary line of said highway a distance of approximately 4066.0 feet to an iron pin in the southeast corner of a 5.2 acre tract of land conveyed by Grantor to Mine La Motte Consolidated School District No. 2, by Special Warranty Deed dated June 5, 1930, recorded in Book 55, at Page 339, in the Recorder's Office of Madison County, Missouri; thence along the southern boundary line of said Mine La Motte Consolidated School District No. 2 tract, said southern boundary line being described in said deed by course and distance as follows: Begin at an iron pin on the west side of U. S. Highway No. 61, whence the most northerly corner of the three south corners of above mentioned Survey 2963, said corner being marked with a sandstone monument, bears S. 17° 20' W., at a distance of 4980.0 feet, thence S. 73° 52' W. 639.05 feet to an iron rod (said iron rod being the southwest corner of said Mine La Motte Consolidated School District tract and in the eastern boundary line of a 4.46 acre tract conveyed by Grantor to Major Watts and wife, by General Warranty Deed dated March 4, 1963, recorded in Book 107, at Page 382, in the Recorder's Office of Madison County, Missouri); thence in a southerly direction along the eastern line of said Watts tract a distance of 147.27 feet to an iron pin, being the southeast corner of said Watts tract, along the course described in said deed as S. 8° 2' W.; thence along the southern and western boundary lines of said Watts tract along courses and distances described in said deed as follows: N. 83° 55' W. 255.99 feet to an iron pin, thence N. 6° 40' E. 735.04 feet to an iron pin (said iron pin marking the northwest corner of said Watts tract and the southeast corner of a 5.03 acre tract conveyed by Grantor to J. Frank Sales and wife, by General Warranty Deed dated March 4, 1963, recorded in Book 110, at Page 261, in the Recorder's Office of Madison County,

Missouri); thence along the western and northern boundary lines of said Sales tract along courses and distances described in said deed as follows: N. 8° 1' E. 805.22 feet to an iron pin, thence S. 81° 58' E. 273.42 feet to an iron pin (said iron pin marking the northeast corner of said Sales tract); thence in a southerly direction along the eastern boundary line of said Sales tract a distance of 394.35 feet to the northwest corner of a 5.80 acre tract conveyed by Grantor to East Madison School District R-3, by Corporation Warranty Deed dated January 29, 1964, recorded in Book 110, at Page 304, in the Recorder's Office of Madison County, Missouri, said eastern boundary line being along a course described in said deed as S. 8° 2' W.; thence along the northern boundary line of said last mentioned School tract a distance of 374.62 feet to the southwest corner of a 1.86 acre tract conveyed by Grantor to H. Cleon Rogers, by Special Warranty Deed dated May 3, 1954, recorded in Book 111, at Page 272, in the Recorder's Office of Madison County, Missouri, said northern line of said School tract being along a course described in said East Madison School District R-3 deed as S. 78° 16' E.; thence along the western boundary line of said H. Cleon Rogers tract along course and distance described in said deed as N. 2° 58' W. for a distance of 310.0 feet to an iron pin (said iron pin marking the northwest corner of said H. Cleon Rogers tract and the southwest corner of a 0.56 acre tract conveyed by Grantor to Lee T. Rogers and wife, by Special Warranty Deed dated January 22, 1951, recorded in Book 112, at Page 104, in the Recorder's Office of Madison County, Missouri); thence along the western and northern boundary lines of said Lee T. Rogers tract a distance of 80.0 feet and of 24.5 feet, respectively, along courses described in said Lee T. Rogers deed as N. 9° 54' E. and S. 78° 6' E., respectively, to a point (said point marking the southwest corner of a 0.64 acre tract conveyed by Grantor to Sterling S. Skaggs and wife, by Special Warranty Deed dated November 1, 1939, recorded in Book 61, at Page 501, in the Recorder's Office of Madison County, Missouri); thence along the western boundary line of said Skaggs tract along course and distance described in said Skaggs deed as N. 11° 54' E. 100.0 feet to a sandstone marked with an X (said sandstone marking the northwest corner of said Skaggs tract and the southwest corner of a 0.64 acre tract conveyed by Grantor to Sterling S. Skaggs and wife, by Special Warranty Deed dated May 15, 1953, recorded in Book 87, at Page 548, in the Recorder's Office of Madison County, Missouri); thence along the western and northern boundary lines of said last mentioned Skaggs tract along courses and distances described in said Skaggs deed as follows: N. 10° 54' E. 100.0 feet to an iron pin (said iron pin marking the northwest corner of said 0.64 acre tract), thence S. 78° 6' E. for a distance of 276.5 feet to an iron pin in west right-of-way line of U. S. Highway 61 (now State Highway OO); thence departing said Skaggs tract in a northerly direction along the western boundary line of State Highway OO, formerly said U. S. Highway 61, 57.0 feet to the southeast corner of a 0.40 acre tract conveyed by Grantor to John A. Williams and wife, by Special Warranty Deed dated September 1, 1953, recorded in Book 83, at Page 272, in the Recorder's Office of Madison County, Missouri; thence along the southern and western boundary lines of said Williams tract along courses and distances described in said Williams deed as follows: N. 78° 6' W. 175.0 feet to an iron pin, thence N. 9° 54' E. 100.0 feet to an iron pin (said iron pin marking the northwest corner of said Williams tract and the southwest corner of a 0.80 acre tract conveyed by Grantor to John A. Williams and wife, by Special Warranty Deed dated May 3, 1954, recorded in Book 83, at Page 522, in the Recorder's Office of Madison County, Missouri); thence in a northerly direction along the western boundary line of said last mentioned Williams tract a distance of 192.35 feet to a point in the southern boundary line of a 0.55 acre tract conveyed by Grantor to Special Road District No. 1, Madison County, Missouri, by Special Warranty Deed dated May 18, 1959,

recorded in Book 125, at Page 455, in the Recorder's Office of Madison County, Missouri, said western boundary line of said last mentioned Williams tract being described in said Williams deed as N. 9° 54' E.; thence along the southern and western boundary lines of said Special Road District a distance of 1145.0 feet and of 20.0 feet, respectively, along courses described in said Special Road District deed as (said courses herein set forth being reverse of those set forth in said deed because of direction) N. 79° 22' W. and N. 10° 38' E., respectively, to a point (said point being in the southern line of a 30.4 acre tract conveyed by Grantor to W. A. Brookshire, by Special Warranty Deed dated July 6, 1943, recorded in Book 65, at Page 55, in the Recorder's Office of Madison County, Missouri); thence in a westerly direction along the southern boundary line of said Brookshire tract a distance of 1881.0 feet to the southwest corner of said Brookshire tract and a point in the southeast line of a 1002.0 acre tract conveyed by Grantor to W. A. Brookshire by Special Warranty Deed dated January 6, 1941, recorded in Book 63, at Page 53, in the Recorder's Office of Madison County, Missouri, said Brookshire southern boundary line being described in said first mentioned Brookshire deed as N. 79° 22' W.; thence in a southwesterly direction along the southeast line of said last mentioned Brookshire tract, a distance of 2499.42 feet to a concrete monument (said concrete monument being described as a corner of a 3756.5 acre tract deeded by Sweetwater Mining Company to Mine La Motte Corporation, by deed dated June 25, 1928, recorded in Book 55, at Page 45, in the Recorder's Office of Madison County, Missouri), said monument also marking a corner of a 628.53 acre tract conveyed by Grantor to John W. LaChance and wife, by Special Warranty Deed dated November 28, 1941, recorded in Book 63, at Page 274, in the Recorder's Office of Madison County, Missouri, said southeast line of said last mentioned Brookshire tract being described in said last mentioned Brookshire deed as S. 39° 24' W.; thence in a southerly direction along the eastern line of said 628.53 acre LaChance tract, along the course and distance described in said LaChance deed as S. 5° 24' W. 28.43 chains to a stone at the northeast corner of tract conveyed by Pendleton Lead Company, by Special Warranty Deed dated December 6, 1939, to James C. Hovis (said Hovis deed being recorded in Book 100, at Page 178, in the Recorder's Office of Madison County, Missouri); thence in a southerly direction along the eastern boundary line of said Hovis tract as described in said Hovis deed, S. 5° 24' W. 20.05 chains to a point (said point being on what was formerly the northwest right-of-way line of the Mine La Motte Railroad and being described in said Hovis deed as N. 5° 24' E. a distance of 4.88 chains from the monument therein referred to as Monument "F"); thence continuing S. 5° 24' W. a distance of approximately 125.0 feet to a point at the southern right-of-way line of what was formerly the right-of-way of Mine La Motte Railroad and the corner of a 528.56 acre tract conveyed by Sweetwater Mining Company to Joseph Berryman, et al., by deed dated April 9, 1936, recorded in Book 59, at Page 119, in the Recorder's Office of Madison County, Missouri; thence southwardly along the boundary line of the Berryman tract, described in said Berryman deed as (said course herein set forth being reverse of that set forth in said deed because of direction), S. 5° 24' W. 197.0 feet, to a concrete monument (said monument being at a corner of a 3756.5 acre tract deeded by Sweetwater Mining Company to Mine La Motte Corporation by deed dated June 25, 1928, recorded in Book 55, at Page 45, in the Recorder's Office of Madison County, Missouri, and said monument being referred to as Monument "F" in the above mentioned Hovis deed); thence in a southeasterly direction, along the northeast line of said Berryman tract a distance of 146.0 feet, along a course described in said Berryman deed as (said course set forth herein being reverse of that set forth in said Berryman deed because of direction) S. 65° 30' E., to a point (said point being the southwest corner

of an 8.6 acre tract conveyed by Grantor to John E. Fellows and wife, by Special Warranty Deed dated January 16, 1962, recorded in Book 103, at Page 179, in the Recorder's Office of Madison County, Missouri; thence along the boundary lines of said 8.6 acre tract along the courses and distances described in said Fellows deed as follows: N. 11° E. 100.0 feet to a point in the south line of the Coppermines Road, thence along the south and east line of the road as follows: S. 85° E. 100.0 feet, N. 75° E. 150.0 feet, N. 12° E. 300.0 feet, N. 27° E. 100.0 feet, N. 53° E. 100.0 feet, N. 65° E. 330.0 feet to a point in the middle of the branch, thence following the center of the branch as follows: S. 7° E. 200.0 feet, S. 10° W. 100.0 feet, S. 14° W. 200.0 feet, S. 12° E. 150.0 feet, S. 5° W. 150.0 feet, and S. 41° W. 254.0 feet (being a point in the northeast line of said Berryman tract); thence in a southeasterly direction along the northeastern line of said Berryman tract a distance of 2001.0 feet, along a course described in said Berryman deed as (said course herein set forth being reverse of that set forth in said Berryman deed because of direction) S. 65° 30' E. to the point of beginning, containing 519.3 acres, more or less.

Excepting from the above tract (Parcel No. 7) a tract of 0.2 of an acre, more or less, conveyed by Mine La Motte Corporation to Edward W. Michels and Gracie M. Michels, his wife, by Quit-Claim deed dated the 12th day of July, 1965, recorded in Book 116, at Page 405, in the Recorder's Office of Madison County, Missouri, described as follows:

A tract of land in U. S. Survey No. 2963 and U. S. Survey No. 980, Township 34 North, Range 7 East, and more particularly described as follows: Begin at a concrete monument marking the most northerly corner of U. S. Survey No. 3086; thence N. 65° 30' W. 3591 feet to a concrete monument known as Monument "F", said monument also marks a corner of a 528.56 acre tract conveyed by Sweetwater Mining Company to Joseph Berryman, et al., by deed dated April 9, 1936, recorded in Book 59, at Page 119, in the Recorder's Office of Madison County, Missouri; thence N. 5° 24' E., along the east line of said 528.56 acre tract, approximately 110.0 feet to an iron rod on the north line of the Copper Mines Road and being the point of beginning for the tract herein conveyed; thence continuing N. 5° 24' E. 87 feet to an iron rod on what was formerly the south right-of-way line of the Mine La Motte Railroad; thence N. 63° E., along said railroad right-of-way line, a distance of approximately 71 feet to an iron rod on the west bank of Little St. Francois River; thence in a southerly direction, along the west bank of said river, to an iron rod on the north line of the Copper Mines Road; thence in a westerly direction, along said north line of Copper Mines Road, approximately 74.0 feet to point of beginning and containing 0.2 of an acre, more or less.

Parcel No. 2 is conveyed subject to an easement for pipeline granted by Mine La Motte Corporation to Mississippi River Fuel Corporation across the North Half of Lot 2 of the Southwest Quarter of Section 7, Township 31 North, Range 5 East, by instrument dated August 28, 1964, and recorded in Book 112, at Pages 435, 436, 437 and 438, in the Recorder's Office of Madison County, Missouri.

Parcel No. 4 is conveyed subject to the following year-to-year Lease:

Richard Sutton and Ivan Barnhart - Part of the East Half of Section 26, the Fractional Southwest Quarter of Section 26,

Part of the West Half of the Northeast Quarter of Section 35, and the East Half of the Northeast Quarter of the Northeast Quarter of Section 35, all in Township 34 North, Range 7 East.

Parcel No. 4 is also conveyed subject to all existing public roads, to all existing telephone lines, power lines and pipe lines and to all easements of record if any.

Parcel No. 5 is conveyed subject to the following:

- (1) Easement for electric or telephone line or lines granted by Mine La Motte Corporation to Black River Electric Cooperative, by instrument dated October 17, 1950.
- (2) Deed from Mine La Motte Corporation to State of Missouri for Highway right-of-way dated April 16, 1929, and recorded in Book 55, at Page 433, in the Recorder's Office of Madison County, Missouri.
- (3) Deed from Mine La Motte Corporation to State of Missouri for Highway right-of-way dated April 16, 1929, and recorded in in Book 55, at Page 432, in the Recorder's Office of Madison County, Missouri.
- (4) Easement for a pipe line granted by Mine La Motte Corporation to Mississippi River Transmission Corporation, by instrument dated September 19, 1968, and recorded in Book 127, at Pages 33, 34, 35 and 36, in the Recorder's Office of Madison County, Missouri.

Parcel No. 6 is conveyed subject to the following:

- (1) Easement for electric pole or tower line granted by Mine La Motte Corporation to Black River Electric Cooperative, by instrument dated July 20, 1953, and recorded in Book 81, at Pages 585, 586 and 587, in the Recorder's Office of Madison County, Missouri.
- (2) Easement for electric or telephone line or lines granted by Mine La Motte Corporation to Union Electric Company, by instrument dated April 23, 1949, and recorded in Book 75, at Page 389, in the Recorder's Office of Madison County, Missouri.
- (3) Easement for a roadway granted by Mine La Motte Corporation to William H. Thompson and Elizabeth Thompson, his wife, in General Warranty Deed dated December 31, 1963, and recorded in Book 110, at Page 185, in the Recorder's Office of Madison County, Missouri.
- (4) Also, to all existing public roads, to all existing telephone lines, power lines and pipe lines and to all easements of record.

Parcel No. 6 is also conveyed subject to the following year-to-year leases:

- (1) Asa Lee Cook - approximately 220 acres.
- (2) Carl E. Harper - approximately 94 acres.
- (3) Ted Matthews - approximately 36 acres.
- (4) Lawrence Lee - approximately 35 acres.
- (5) H. W. Skaggs - approximately 6 acres.
- (6) Paul Skaggs - approximately 150 acres.
- (7) Glenwood Tinsley - approximately 80 acres.
- (8) Harry Tinsley - approximately 2 acres.

Parcel No. 6 is also conveyed subject to the following month-to-month leases:

- (a) Mine La Motte Recreation Association
Farmington, Missouri, 63640 Approximately 103 acres
- (b) Ragsdale & Thompson
Fredericktown, Missouri, 63645 Plant Site

Parcel No. 7 is conveyed subject to the following:

- (1) Deed from Mine La Motte Corporation to State of Missouri for Highway right-of-way, dated April 16, 1929, recorded in Book 55, at Page 433, in the Recorder's Office of Madison County, Missouri.
- (2) Deed from Mine La Motte Corporation to State of Missouri for Highway right-of-way, dated April 16, 1929, recorded in Book 55, at Page 432, in the Recorder's Office of Madison County, Missouri.
- (3) Right-of-way grant from Mine La Motte Corporation to Mississippi River Fuel Corporation for pipes and pipe lines and telephone and telegraph lines, dated July 19, 1929, recorded in Book 55, at Pages 241 and 242, in the Recorder's Office of Madison County, Missouri.
- (4) Right-of-way grant or easement from Mine La Motte Corporation to Mississippi River Fuel Corporation for a pipe line and necessary gate valves and other equipment, dated September 20, 1949, recorded in Book 75, at Pages 638 and 639, in the Recorder's office of Madison County, Missouri.
- (5) Right-of-way grant or easement from Mine La Motte Corporation to Mississippi River Fuel Corporation for scrubber installation and other equipment, dated December 22, 1949, recorded in Book 77, at Page 14, in the Recorder's Office of Madison County, Missouri.
- (6) Easements for power lines granted by Mine La Motte Corporation to Black River Electric Cooperative by instrument dated July 20, 1953, recorded in Book 81, at Page 585, in the Recorder's Office of Madison County, Missouri, and by instrument dated October 17, 1950.
- (7) Easement or right-of-way for a private road granted by Mine La Motte Corporation to William F. Bryson and C. H. Ellis by instrument dated July 31, 1959, and recorded in Book 94, at Page 218, in the Recorder's Office of Madison County, Missouri.
- (8) Easement or right-of-way for a private road granted by Mine La Motte Corporation to William H. Thompson and Elizabeth Thompson, his wife, by instrument dated May 5, 1965.
- (9) Easement or right-of-way for a private road granted J. Frank Sales and Mabel B. Sales, his wife, and Major Watts and Lula E. Watts, his wife, by instrument dated April 22, 1965, and recorded in Book 118, at Page 410, in the Recorder's Office of Madison County, Missouri.
- (10) Easement or right-of-way for a public road granted by Mine La Motte Corporation to Special Road District No. 1, Madison County,

Missouri, by instrument dated January 19, 1968, recorded in Book 125, at Page 455, in the Recorder's Office of Madison County, Missouri.

- (11) Also, all existing public roads and highways, including drainage and other highway usages, to all existing telephone lines, pipe lines, power lines and to all easements of record.

All parcels hereby conveyed are conveyed subject to easements for existing public roads.

It is hereby expressly agreed and understood that ores, minerals and other deposits have been mined and removed from beneath the surface of the hereby conveyed premises and from beneath the surface of premises adjacent thereto, that tunnels, passageways and mined areas exist beneath said surfaces, and that shafts exist leading from the surface to underground and mined areas; it is further hereby expressly agreed and understood that the hereby conveyed premises are conveyed without any liability whatsoever on the part of the Grantor, its successors and assigns, to the Grantee, its successors and assigns, for, and the Grantee assumes the risk of, any injury to the said premises hereby conveyed or to any buildings or improvements now or hereafter erected or placed thereon that may occur by reason of said mining and removal of ores, minerals or other deposits, the existence of said tunnels, passageways, mined areas and shafts, any failure of vertical, subjacent or lateral support, or any subsidence of the surface of said premises; and the Grantee hereby releases the Grantor, its successors and assigns, from any and all liability arising out of or as a result of said mining and removal of ores, minerals or other deposits, the existence of said tunnels, passageways, mined areas and shafts, any failure of vertical, subjacent or lateral support, or any subsidence of the surface of said premises.

TO HAVE AND TO HOLD, the premises aforesaid, together with all rights and appurtenances to the same belonging unto the said party of the second part, its successors and assigns, forever, subject to the terms, conditions, covenants and reservations above set forth and to those referred to and of record. The said party of the first part hereby covenanting that it shall and will warrant and defend the title to said premises unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever, excepting the terms, conditions, covenants and reservations above set forth and those referred to and of record.

MINE LA MOTTE CORPORATION,

Attest:

Secretary

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at New York, New York, the day and year last above written.

My term expires

Notary Public

BELEN SKOY

NOTARY PUBLIC, State of New York

Committee Expires March 30, 1970

#1264
No. 8012

SPECIAL WARRANTY DEED

FROM
MINE LA MOTTE ASSOCIATION
TO

Mine La Motte Recreation Assn., Inc.
107 W. Liberty, Farmington, Mo., 63640

Filed for Record this 10th
day of October A.D. 19 72
at 9 o'clock 05 minutes A. M.
Kenneth M. You
Recorder
By _____ Deputy.

Recorder's Fee ----- \$

Recording Fee \$ 13.00

State User Fee 1.00

Total \$ 14.00 paid

Mail to:
Cecil M. Hulsey
32 East Liberty
Farmington, Mo.
63640

State of Missouri:
County of Madison:

I, the undersigned, Recorder of Deeds for Madison
County, Missouri hereby, certify that the foregoing instru-
ment of writing was filed for record in my office on the
10th day of October A.D. 19 72 at 9:05
o'clock P. M. and is truly recorded in Book 140
Page 433-445

10th Witness my hand and official seal on
day of October 19 72

Kenneth M. You
Recorder
INST. NO. 1264

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